

Note: The following cases are included in this ad.
Click on the process number or applicant name to go directly to the ad.

Process No.	Applicant Name
<u>01-386</u>	<u>JOAN MAE SIMMS WANNER, ET AL</u>
<u>02-049</u>	<u>MLR DRIVE COMPANY</u>
<u>02-088</u>	<u>JEANNIE WONDERLY ESTATES L. L. C.</u>
<u>02-165</u>	<u>CASTCANA ENTERPRISE, INC.</u>
<u>02-245</u>	<u>VENEZIA HOMES, INC.</u>
<u>02-246</u>	<u>VENEZIA HOMES, INC.</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 9/24/02 TO THIS DATE:

HEARING NO. 02-7-CZ11-2 (01-386)

33-55-39
Council Area 11
Comm. Dist. 9

APPLICANTS: JOAN MAE SIMMS WANNER, ET AL

(1) AU to EU-M

REQUEST #1 ON PARCEL "A"

(2) AU to RU-1

REQUEST #2 ON PARCEL "B"

SUBJECT PROPERTY: PARCEL "A": The west 165' of the following described parcel: The west ½ of the west ½ of the SW ¼ of Section 33, Township 55 South, Range 39 East, less the north 964.2' and less the south 958.3' thereof. AND: PARCEL "B": The west ½ of the west ½ of the SW ¼ of Section 33, Township 55 South, Range 39 East, less the north 964.2', less the south 958.3' and less and except the west 165' thereof.

LOCATION: Lying on the Southeast corner of S.W. 157 Avenue (Newton Road) and theoretical S.W. 178 Terrace; A/K/A: 18005 S.W. 157 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 13.55 Gross Acres

AU (Agricultural – Residential)
EU-M (Estates Modified 1 Family 15,000 sq. ft. net)
RU-1 (Single Family Residential)

HEARING NO. 02-10-CZ11-1 (02-49)

29-54-39
Council Area 11
Comm. Dist. 9

APPLICANT: MLR DRIVE COMPANY

AU to RU-TH

SUBJECT PROPERTY: Tract "B" of MIAMI EVERGLADES LAND CO. SUBDIVISION, Plat book 2, Page 3, in Section 29, Township 54 South, Range 39 East.

LOCATION: The Southeast corner of S.W. 167 Avenue and theoretical S.W. 56 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10 Acres

AU (Agricultural - Residential)

RU-TH (Townhouse – 8.5 units/net acre)

HEARING NO. 02-10-CZ11-2 (02-88)

20-54-39
Council Area 11
Comm. Dist. 11

APPLICANT: JEANNIE WONDERLY ESTATES L. L. C.

- (1) Applicant is requesting approval to permit a residence to setback 20' from the front (West) and 20' from the rear (East) property lines. (The underlying zoning district regulations require 25' from each.)
- (2) Applicant is requesting approval to permit Lot Coverage of 44% (The underlying zoning district regulation allows a maximum of 35%)

Approval of such request may be considered under Section 33-311 (A) (14) (Alternative Site Development Option) or under §33-311 (A) (4)(c) Alternative Non-Use Variance) (Ordinance #02-138).

Plans are on file and may be examined in the Zoning Department entitled "Site Plan," as prepared by Octavio A. Santurio, dated revised 1/23/02 and consisting of 3 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 19, Block 5, WONDERLY ESTATES, SECTION FOUR, Plat book 153, Page 96.

LOCATION: 5221 S.W. 159 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 60' x 100'

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 02-10-CZ11-3 (02-165)

28-55-39
Council Area 11
Comm. Dist. 9

APPLICANT: CASTCANA ENTERPRISE, INC.

GU to EU-M

SUBJECT PROPERTY: The west 225' of the east 450' of the south 485' of the west ½ of the NE ¼ of the SW ¼, less the south 25' thereof for road purposes, in Section 28, Township 55 South, Range 39 East; A/K/A: Tract 10 of an unrecorded plat of HIGHLAND FARMS, AND: the south 485' of the west ½ of the NE ¼ of the SW ¼ less the east 450' thereof and less the west 25' and less the south 25' thereof for road purposes, in Section 28, Township 55 South, Range 39 East; A/K/A: Tract 11 of an unrecorded plat of HIGHLAND FARMS.

LOCATION: The Northeast corner of S.W. 164 Street & S.W. 154 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.33 Acres

GU (Interim)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

HEARING NO. 02-10-CZ11-4 (02-245)

20-54-39
Council Area 11
Comm. Dist. 11

APPLICANT: VENEZIA HOMES, INC.

Applicant is requesting approval to permit a single family residence setback 12.0' from the side street (west) property line. (The underlying zoning district regulations require a 15' setback from the side street).

Approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-331(A)(4)(c) Alternative Non-Use Variance) (Ordinance #02-138).

Plans are on file and may be examined in the Zoning Department entitled "proposed: Firenze," as prepared by Lauderman, Regalado Architects, consisting of 5 sheets dated and sealed on August 7, 2002. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, block 8, PARK LAKES BY THE MEADOWS, PHASE VI, Plat book 158, Page 58.

LOCATION: 16161 S.W. 45 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.18 Acre

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 02-10-CZ11-5 (02-246)

20-54-39
Council Area 11
Comm. Dist. 11

APPLICANT: VENEZIA HOMES, INC.

Applicant is requesting approval to permit a single family residence setback 12.0' from the side street (west) property line. (The underlying zoning district regulations require a 15' setback from the side street).

Approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

Plans are on file and may be examined in the Zoning Department entitled "proposed: Firenze," as prepared by Lauderman, Regalado Architects, consisting of 5 sheets dated and sealed on August 7, 2002. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 27, block 10, PARK LAKES BY THE MEADOWS, PHASE VI, Plat book 158, Page 58.

LOCATION: 16163 S.W. 47 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.18 Acre

PRESENT ZONING: RU-1 (Single Family Residential)